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Building Committee Minutes 11/15/2011

TOWN OF ARLINGTON
MINUTES
COMMITTEE MEETING
PERMANENT TOWN BUILDING COMMITTEE
Tuesday, November 15, 2011

PRESENT: John Cole Robert Jefferson, Bill Shea, Adam Chapdelaine, Mark Miano, Suzanne Robinson

ABSENT: Jeff Thielman, Michael Boujoulian

Guest: Eric Ammondson - Ammondson Architects
Bonne DeSousa – Turowski2 Architecture
Capt. Flynn – Community Safety
Capt. Flaherty – Community Safety

Meeting was called to order at 7:30PM.

Stratton School

Bonne DeSousa gave an update of the project. There was still work to be done on all of the windows and the new store fronts. These are contracted for and on schedule.

Community Safety

Mr. Ammondson gave an update on his progress and the construction documents are 95% complete. We are still shooting for a construction start of 5/10/12. The committee reviewed the maintenance agreement between the Town and the Housing Authority for the ongoing up keep of the terrace and pergola. The committee unanimously supported the Town in signing the agreement.

Ammondson Notes

1. Mr. Ammondson gave an update on the status of the project. Construction Documents (drawings and specifications) are in progress and are expected to be essentially completed by the end of December. The PTBC requested that Ammondson provide the 95% CD cost estimate by 12/20/11 and have bids received and reviewed by April 12, 2012.
2. Construction Phasing. We provided updated phasing plans dated 10/18/11 and a construction schedule, dated 11/15/11. The phasing concept was accepted. The schedule needs to be revised to show a 5/10/12 construction start. Ammondson to update schedule and provide to J. Cole via email.
3. Project Budget. Mr. Ammondson presented the Town's project budget worksheet dated 10/18/11. The project budget was increased from \$2,479,834 to \$2,621,397 based upon the final DD estimate and the inclusion of furniture rental in the budget.
4. Operable windows. Mr. Ammondson presented a drawing showing operable windows (awnings) at the lower portion of all second floor windows including the areas with sloped glazing. The operable panels are approximately 18" high

and replace the existing 4" high ventilator panels. The manufacturer expects the operable windows to be a no cost change over the ventilator panels. The operable window scheme was accepted.

5. Higher thermal performance glazing systems. Mr. Ammondson noted that triple glazing is not an option for the windows or the curtain wall. The proposed glazing systems meet the requirements of the IEBC (Energy Code). Using higher performance frames for windows and curtain wall will provide increased thermal performance of approximately 8%. The estimated cost increase for this is \$15,000. It was agreed to have the higher performance system used as the base system for the cost estimate. It was noted that the project must be within budget. As an existing building not undergoing a "major renovation" it is not anticipated that the project will be subject to the requirement of the Stretch Energy Code.

6. Existing joints adjacent to Cusack Terrace. Mr. Ammondson confirmed that the AHA is unaware of any leakage in areas adjoining the ACSB. The sealant in these joints will be replaced but no work is planned for any vertical construction abutting Cusack Terrace. Horizontal expansion joints will be added along the roof level between Cusack Terrace and the ACSB.

7. Construction easement. The PTBC was unaware of any construction easement for Phase 1 work on Cusack Terrace. Mr. Ammondson to follow up with Town Counsel.

8. Plaza maintenance. The Town provided a draft Maintenance Agreement between the Town and the AHA. The agreement has not been signed. Mr. Ammondson will follow up with the AHA to make them aware of outstanding maintenance issues.

9. Next meeting. Mr. Ammondson to attend the 12/20/11 PTBC meeting and present the 95% CD cost estimate at that time.

Invoices approved

Stratton

Unicon \$145,821.45

Fire Station

PMA \$255.00

PMA \$6,528.00

Donham & Sweeney \$1,350.00

East Coast Fire & Ventilation \$325.00

Community Safety

Ammondson \$41,914.82

Adjourned at 8:45 PM

Respectfully submitted,

Bill Shea